

**53416 Range Road 175
Rural Yellowhead County, Alberta**

MLS # A2248493

\$340,000



Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Mobile Home-Double Wide	
Size:	1,200 sq.ft.	Age: 1985 (41 yrs old)
Beds:	4	Baths: 1
Garage:	Off Street	
Lot Size:	4.99 Acres	
Lot Feat:	Cleared, Few Trees, Front Yard, Landscaped, Level	

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		
Inclusions:	shed		

Just minutes from Edson, this incredible 4.99-acre acreage offers the perfect blend of convenience and country living. Fully set up for horses, the property is fenced and cross-fenced with a 120x80 outdoor riding arena. The 1985 mobile home with addition provides 4 bedrooms, updated flooring, a newer furnace, newer shingles, and a well pump. Enjoy stunning views of the Rocky Mountains right from your doorstep. With plenty of room to build a garage or shop (subject to Yellowhead County approval), this property is an excellent acreage or an ideal location to build your future dream home. Only 1 km from town limits, this affordable acreage won't last long, don't miss your chance to own it!